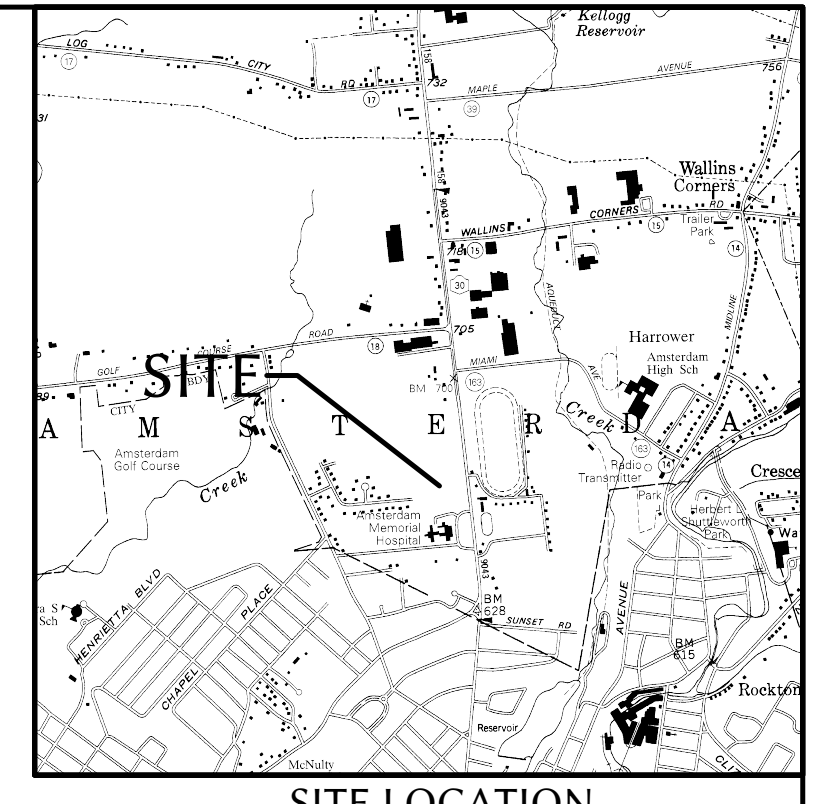


LEGEND

- GV ○ GAS VALVE
- WV ○ WATER VALVE
- WSO ○ WATER SHUT OFF
- MH ○ MANHOLE
- CB □ CATCH BASIN
- PP ○ UTILITY POLE
- LP ○ LIGHT POLE
- IRF ○ IRON ROD FOUND
- IPF ○ IRON PIPE FOUND
- CRF ○ CAPPED IRON ROD FOUND
- CRS ○ CAPPED IRON ROD SET
- MAG NAIL
- A11 ○ WETLAND FLAG
- SIGN
- GAS LINE
- TELEPHONE LINE
- WATER LINE
- UNDERGROUND ELEC. LINE
- STORM LINE
- SANITARY LINE
- OVERHEAD UTIL.



SITE DATA:
 TAX MAP ID# 24.20-1-15
 LOT AREA: 44,183± SF (1.01± ACRES)
 FEMA FLOOD CLASSIFICATION: ZONE X - AREA OF MINIMAL FLOOD HAZARD

ZONING: B-1 BUSINESS (PROFESSIONAL OFFICE)	
REQUIRED	
LOT SIZE: 40,000-SF MIN.	
LOT WIDTH: 200-FT MIN.	
LOT COVERAGE: 20% MAX.	
BUILDING HEIGHT: 2 STORIES (30') MAX.	
SETBACKS: REQUIRED:	
FRONT: 50' MIN.	
SIDE: 25' MIN.	
REAR: 50' MIN.	

* BULK AREA REQUIREMENTS LISTED ABOVE ARE BASED ON B-1 ZONE BULK AREA REQUIREMENTS FOR GASOLINE STATION / PUBLIC GARAGE USE. TOWN OF AMSTERDAM BULK AREA REQUIREMENTS ARE ZONE AND USE SPECIFIC. THE ABOVE LISTE BULK AREA REQUIREMENTS MAY NOT PERTAIN TO OTHER ALLOWED B-1 ZONE USES.

- SURVEYORS NOTES:**
- PREPARED BY ABD ENGINEERS, LLP, FROM AN AUGUST 2006 FIELD SURVEY. IMPROVEMENTS SHOWN ON THE SUBJECT PREMISES PER AN OCTOBER 2022 SURVEY.
 - UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE SHOWN FROM FIELD LOCATIONS (IF POSSIBLE) AND OTHERS ARE SHOWN FROM RECORD DATA. THEIR EXACT LOCATION MAY BE DIFFERENT FROM THAT SHOWN AND OTHER HIDDEN UNDERGROUND IMPROVEMENTS MAY EXIST. NO CERTIFICATION IS MADE TO THE ACCURACIES OF UNDERGROUND LOCATIONS. CALL DIG SAFE NEW YORK BY DIALING 811 PRIOR TO ANY EXCAVATING, BLASTING, DRILLING, OR DRIVING.
 - ANY ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM.
 - CORNER MARKERS ARE TO BE SET WITH REBAR AND CAPS.
 - WETLANDS DELINEATED BY NORTH COUNTRY ECOLOGICAL SERVICES, INC. FROM A AUGUST 2021 FIELD INVESTIGATION.
 - STEWART TITLE INSURANCE COMPANY CERTIFICATE FOR TITLE INSURANCE NO. 5126853-S-NY-CP-MK, BEARING AN EFFECTIVE DATE OF SEPTEMBER 19, 2022 USED TO PROVIDE RECORD INFORMATION REGARDING TITLE FOR THE SUBJECT PREMISES.
 - SUBJECT PREMISES LIES WITHIN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 36057C0202E & 36057C0210E, BEARING EFFECTIVE DATE OF JANUARY 19, 2018.

- MAP REFERENCES:**
- "MAP SHOWING SUBDIVISION, LAND N/F ANGELO & GERASIMOS MENAGIAS, L.647, P.42, L.1455, P.257." PREPARED BY ABD ENGINEERS & SURVEYORS, DATED APRIL 22, 2009 AND LAST REVISED JULY 9, 2009 IN THE MONTGOMERY COUNTY CLERKS OFFICE ON DECEMBER 2, 2009.
 - "LOT LINE AMENDMENT PLAN, LANDS N/F ANGELO & GERASIMOS MENAGIAS, L.1616, P.202, L.1455, P.257, INSTR# 201456773" PREPARED BY ABD ENGINEERS & SURVEYORS, DATED JULY 23, 2014 AND FILED IN THE MONTGOMERY COUNTY CLERKS OFFICE ON NOVEMBER 11, 2015.
 - "SUBDIVISION PLAN, LANDS N/F MENAGIAS, GOLF COURSE ROAD: PREPARED BY ABD ENGINEERS, LLP., DATED MARCH 11, 2020, LAST REVISED JULY 23, 2020 AND FILED IN THE MONTGOMERY COUNTY CLERKS OFFICE ON SEPTEMBER 4, 2020 AS INSTRUMENT NO. 014517.

CERTIFICATION:

TO: (1) STEWART TITLE INSURANCE COMPANY & (2) QUATTRO DEVELOPMENT, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS EFFECTIVE FEBRUARY 23, 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 8, 9, 11A, 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN THE MONTH OF OCTOBER 2022.

DATE: NOVEMBER 11, 2022

ROBERT D. DAVIS, JR. LIC. NO. 051060

PARCEL DESCRIPTION:

ALL THAT PARCEL OF LAND BEING SHOWN AS LOT 1 ON A MAP TITLED "LOT LINE AMENDMENT PLAN LANDS N/F ANGELO & GERASIMOS MENAGIAS (L.1616, P.202 & L.1455, P.257) INSTRUMENT #201456773", PREPARED BY ABD ENGINEERS & SURVEYORS, DATED 7/23/14, IN THE TOWN OF AMSTERDAM, COUNTY OF MONTGOMERY AND STATE OF NEW YORK AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

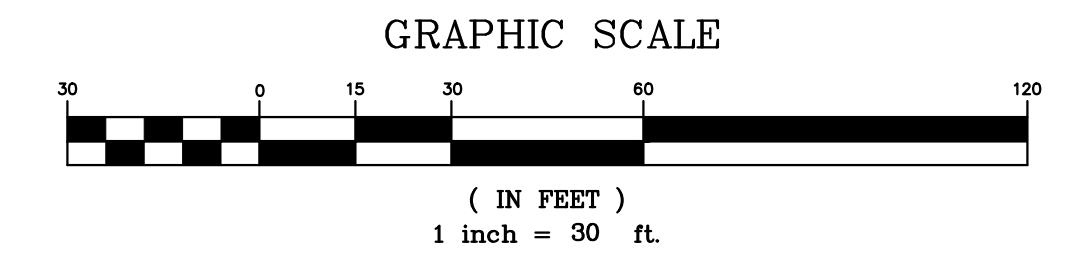
BEGINNING AT A POINT LOCATED ON THE WESTERLY BOUNDARY OF N.Y.S. ROUTE 30 AT ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE AFOREMENTIONED LOT 1 LANDS NOW OR FORMERLY ANGELO & GERASIMOS MENAGIAS (L.1455, P.257) & (L.647, P.42) ON THE NORTH AND LANDS NOW OR FORMERLY KEVIN REAL ESTATE, LLC. (L.1653, P.317) ON THE SOUTH; THENCE FROM SAID POINT OF BEGINNING SOUTH 83°-36'-00" WEST ALONG SAID DIVISION LINE, A DISTANCE OF 300.00 FEET TO A POINT LOCATED AT ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE AFOREMENTIONED LOT 1 ON THE NORTHEAST AND LOT 2 (AS SHOWN ON THE ABOVE REFERENCED MAP) ON THE SOUTHWEST; THENCE NORTH 42°-49'-11" WEST ALONG SAID DIVISION LINE, A DISTANCE OF 239.43 FEET TO A POINT LOCATED AT ITS INTERSECTION WITH THE DIVISION LINE BETWEEN SAID LOT 1 ON THE SOUTH AND LANDS NOW OR FORMERLY N.Y.S.D.O.T. (BK.1616, P.202) ON THE NORTH; THENCE NORTH 83°-27'-47" EAST ALONG SAID DIVISION LINE, A DISTANCE OF 164.04 FEET TO A POINT LOCATED AT ITS INTERSECTION WITH THE DIVISION LINE BETWEEN SAID LOT 1 ON THE WEST AND LANDS NOW OR FORMERLY BURGER KING NEXT GENERATION TRUST (INSTRUMENT #201144426) ON THE EAST; THENCE ALONG SAID DIVISION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- SOUTH 06°-24'-00" EAST, A DISTANCE OF 98.66 FEET TO A POINT;
- NORTH 83°-36'-00" EAST, A DISTANCE OF 277.81 FEET TO A POINT LOCATED ON SAID WESTERLY BOUNDARY OF N.Y.S. ROUTE 30;

THENCE SOUTH 06°-35'-00" EAST ALONG SAID BOUNDARY, A DISTANCE OF 94.40 FEET TO THE CORNER AND CONTAINING 1.01 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND/OR COVENANTS OF RECORD, IF ANY.

SCHEDULE B EXCEPTIONS:

- SANITARY SEWER EASEMENT GRANTED TO THE TOWN OF AMSTERDAM, AS RECITED IN DEED RECORDED IN LIBER 647, PAGE 42 AFFECTS AND IS SHOWN.
- UTILITY EASEMENT RECORDED IN LIBER 347, PAGE 420 DOES NOT AFFECT THIS PARCEL.
- NOTICE OF APPROPRIATION RECORDED IN LIBER 1616, PAGE 202 DOES NOT AFFECT THIS PARCEL-SHOWN.
- DECLARATION OF PERTINENT EASEMENT RECORDED IN LIBER 659, PAGE 254 DOES NOT AFFECT THIS PARCEL.
- NOTICE OF APPROPRIATION RECORDED IN LIBER 301, PAGE 583. AFFECTS AND IS SHOWN.
- TELEPHONE EASEMENT RECORDED IN LIBER 378 PAGE 1127 DOES NOT AFFECT THIS PARCEL. (THERE IS NO EVIDENCE OF UTILITIES ALONG THE REAR OF PROPERTY)
- DEED OF EASEMENT IN LIBER 602 PAGE 273 DOES NOT AFFECT THIS PARCEL.
- RIGHT OF WAY AND EASEMENT RECORDED IN LIBER 514, PAGE 51 AFFECTS THIS PARCEL AND IS SHOWN HEREON.



NO.	REVISION	BY	DATE
3.	UPDATED TITLE REPORT REFERENCED	ROD	6/22/23
2.	ADDED SCHEDULE B ITEMS LIST	ROD	2/27/23
1.	ADDED PROPERTY CORNERS SET/FOUND	ROD	11/17/22

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS' EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID COPIES.

CERTIFICATIONS REQUESTED OR APPLIED HEREON SHALL ONLY RUN TO THE PARTY FOR WHOM THE SURVEY WAS PREPARED, & ON HIS BEHALF TO THE ADDITIONAL PARTIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS NOT LISTED HEREON.

ALTA/NSPS LAND TITLE SURVEY
LANDS TO BE CONVEYED TO
QUATTRO DEVELOPMENT, LLC.
 STREET NO. 4876 NYS ROUTE 30

TOWN OF AMSTERDAM COUNTY OF MONTGOMERY

STATE OF NEW YORK

ABD ENGINEERS, LLP
 411 Union Street
 Schenectady, NY 12305
 518-377-0315 Fax 518-377-0379
 www.abdeng.com

DATE: NOVEMBER 11, 2022 SCALE: 1" = 30' DWG: 30670 - ALTA CERTIFIED SHEET 1 OF 1

ROBERT D. DAVIS, JR., P.L.S.
 N.Y.S. LICENSE NO. 51060